



THE GLEBE

CHURCH STREET COLLINGHAM NOTTINGHAMSHIRE NG23 7LH

Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



THE GLEBE

The Glebe is a substantial detached house of a high calibre in a sheltered level garden close to the southern edge of a thriving highly regarded village between the main regional centres of Newark on Trent and Lincoln.

A village house of a meticulous specification within walking distance of a range of thriving amenities which are accessed walking across The Green and through the Low Street area, a relatively quiet part of the village.

COLLINGHAM

The village amenities include a well-appointed Co-operative Food-store, an interesting range of small family businesses, including J D Nicholson, an outstanding traditional butcher's shop.

A strong community life is centred around the village hall and community centre, a highly regarded thriving primary school and a medical centre. Recreational pursuits are well supported, with the village boasting a respected cricket club, football club, bowls and tennis clubs which are based at the nearby Dale Field, being the village sports ground.

Newark on Trent and Lincoln both offer an extensive range of retail amenities and professional services close to hand and the highly rated grammar schools of Lincoln and Grantham can be accessed by road, or by rail from Collingham.

LOCAL AND REGIONAL COMMUTING

Collingham is an excellent 'commuter hub' for the region having its own train station, connecting through the local stations of Newark, Lincoln and Nottingham from where there is fast direct access into London King's Cross and the north of England.

MILEAGES – REGIONAL CENTRES

Newark	5.5 miles	Lincoln	15 miles
Grantham	22 miles	Mansfield	25 miles
Sleaford	21 miles	Nottingham	28 miles
Leicester	42 miles	Sheffield	52 miles

PRICE GUIDE: £750,000





GROUND FLOOR

Entrance Hall – with WC.

Recessed part glazed main entrance door. Central heating radiator.

Elegant Drawing Room

7.00m x 5.45m (23'0" x 17'9") *maximum dimensions*

A large well-proportioned drawing room having period design fire surround and coal effect gas fire. Large rectangular bay with private garden aspect.

Open Plan Family Room or Large Dining Room

4.65m x 4.35m (15'3" x 14'3")

An appealing versatile space offering equal flexibility for use as open plan contemporary family room, or a conventional dining room – with double casement French doors opening into the private garden.

Bespoke Breakfast Kitchen

6.65m x 4.55m (21'9" x 15'0")

A first-class installation by the Award-Winning firm "Chistlewood of Lincoln" (www.chiselwood.co.uk) having a thoughtfully planned range of hand-crafted cabinets and bespoke appliances; extensive base storage units with Corian work surface areas with double chamber Belfast sink.

Central gas fired three oven AGA range aid Miele low level electric oven and induction hob set in contemporary Ingle Nook recess. plate.

High-capacity integrated Miele refrigerator and separate Miele freezer.

Miele dishwasher and pull-out pan drawer.

Three casement French doors opening to the garden.

Utility Room

Extensive storage cupboards and 'stacker' appliance space.

Low level base storage units with sink unit and Corian surface space.

Overhead linen rack and cloaks space.

Stable design access to external side area.

Sitting Room – Study

4.55m x 3.75m (15'0" x 12'3")

Open aspect along the drive to Church Street.

Full height bookcase – dresser unit and open shelving.

Central heating radiator.





FIRST FLOOR

Upper Landing

A main stairhead with an extended landing overlooking the garden. Two central heating radiators and low-level chest storage.

Bedroom One 4.16m x 4.32m (13'8" x 14'2")

Central heating radiator and dormer window.

Dressing Room

A large walk-in wardrobe having extensive hanging and shelf space with full height mirrors.

En Suite Bathroom

Large vanity unit with two oval washbasins and low-level storage. Separate large shower with watering can shower head and separate handset. Contoured panelled bath Large curved heated towel rail.

Bedroom Two 4.16m x 3.67m (13'8" x 12'1")

Built in wardrobes, central heating radiator and dormer window.

Bedroom Three 6.20m x 3.15m (20'4" x 10'4")

A large gable width bedroom with two central heating radiators, Velux rooflight and dormer window.

Family Bathroom – with useful walk-in Airing Cupboard

Vernon Tutbury contoured panelled bath with thermostatic shower, pedestal wash basin and low-level WC. Vent-Axia extraction fan. Central heating radiator and large curved heated towel rail. Concealed high-capacity Ideal Vogue C40 central heating boiler.

Ground Floor Guest Bedroom Four 3.95m x 3.40m (13'0" x 11'0")

Central heating radiator and wardrobe store.

En Suite Shower Room

Large shower cubicle with watering can shower head and separate handset, vanity unit with oval washbasin and concealed cistern WC. Contoured towel rail and large wall mirror.





GARDENS AND GARAGING

The Glebe is set back from the road accessed by a curved drive from Church Street which has recently been resurfaced to a high standard widening into an extensive screened parking area close to the house.

Large Garage 6.20m x 3.00m (20'3" x 9'9")

Fixed workbench with ample working space and extensive shelving.
Electric lighting/power and fixed reel mains water supply.
Electrically operated remote control garage door.

Separate Car Port 6.20m x 2.65m (20'3" x 8'9")

The private south- east garden borders to a mature woodland copse (not overlooked) and has been planned for ease of maintenance having an extensive stone flagged terrace along the southeast elevation of the house bordering to which there is an easily managed level lawn and a retained stocked shrubbery bed.



GENERAL INFORMATION & FLOORPLANS

FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE



SERVICES

Mains gas, electricity, mains water and mains drainage are all connected to the property. EE telephone service. Serviced ADT Burglar alarm and fitted smoke alarms. *Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents and no warranties are given or implied*

FIRST FLOOR



LOCAL AUTHORITY

Council Tax Band F
Newark & Sherwood District Council
Castle House, Great North Road
Newark on Trent,
Nottinghamshire NG24 1BY

www.newark-sherwooddc.gov.uk
01636 650 000

VIEWING ARRANGEMENTS

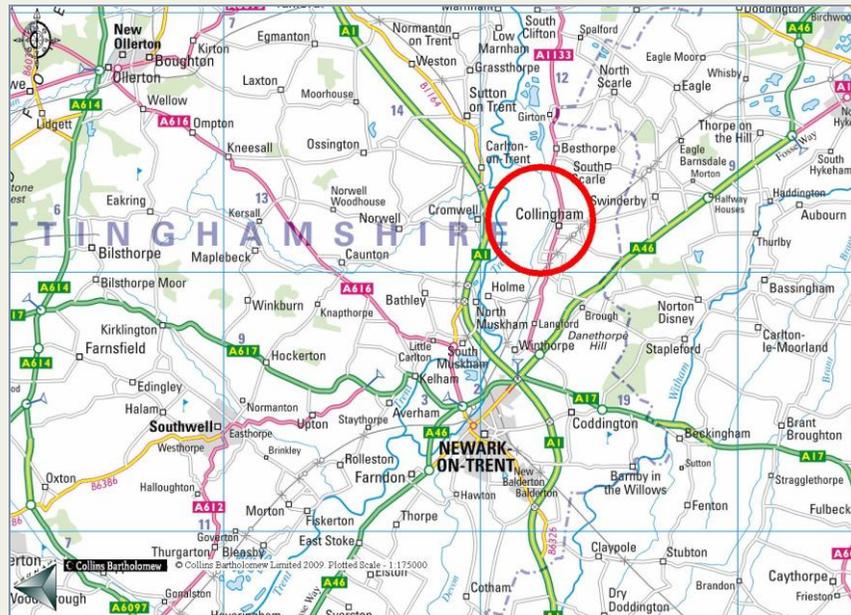
If you would like to arrange a viewing of this property please contact us on 01636 815544

www.smithandpartners.co.uk

MAPS & ENERGY PERFORMANCE RATINGS

REGIONAL PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



ENERGY PERFORMANCE CERTIFICATE RATING - C

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
Ref No: 4036-3222-7500-0008-9296

Conditions of Sale

These particulars are issued on the distinct understanding that all negotiations are conducted through Smith and Partners. The property is offered subject to contract and it still being available at the time of enquiry. No responsibility can be accepted for any loss or expense incurred in viewing. Smith and Partners for themselves and for the vendors of this property whose agents they are, give notice that: 1 These particulars do not constitute, nor constitute any part to, an offer or contract. 2 None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. 3 Any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of the statements contained in these particulars.

LOCATION PLAN

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